

TOWNSHIP OF PELEE

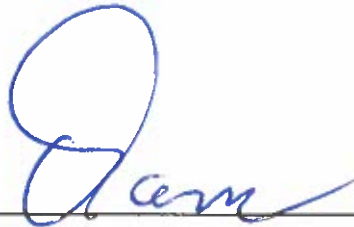
BY-LAW: 2015-22

A BY-LAW TO ADOPT AMENDMENT NO. 1 TO THE OFFICIAL PLAN FOR THE
TOWNSHIP OF PELEE

The Council of the Township of Pelee in accordance with the provisions of Section 17, 21 (1) and 28 of the Planning Act and Section 15.1 of the Building Code Act, enacts as follows:

1. Amendment No. 1 to the Official Plan of the Township of Pelee adding Community Improvement and Maintenance and Occupancy Standards policies, is hereby adopted.
2. This By-law shall come into force and take effect in accordance with Section 17 and 21 (1) of the Planning Act.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 6th DAY
OF July, 2015



MAYOR, Rick Masse



CAO, Wayne Miller

AMENDMENT NO. 1 TO THE OFFICIAL PLAN FOR THE TOWNSHIP OF PELEE

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AMENDMENT NO. 1 TO THE OFFICIAL PLAN FOR THE TOWNSHIP OF PELEE

STATEMENT OF COMPONENTS

PART "A" – PREAMBLE does not constitute part of this Amendment.

PART "B" – THE AMENDMENT consisting of the text which constitutes Amendment No. 1 to the Official Plan for the Township of Pelee.

PART "A" – PREAMBLE

1. Purpose

The purpose of this Amendment is to add maintenance and occupancy standards policies and community improvement policies to the Township Official Plan.

2. Location

The area affected by the Amendment is all of the land within the Township of Pelee boundaries.

3. Basis

The Planning Act requires community improvement policies in the Township Official Plan in order for the Township to designate community improvement project areas by By-law and to prepare and adopt community improvement plans. The community improvement policies will allow the Township to identify and prioritize community improvement areas and projects and the methods to achieve community improvement.

Provided that the Township's Official Plan contains policies relating to property conditions the Township may pass a By-law prescribing standards for the maintenance and occupancy of property. The By-law will require property that does not conform with the standards to be repaired to conform with the By-law, and will enable the establishment of a property standards committee.

PART "B" – THE AMENDMENT

1. Introductory Statement

All of this part of the document entitled "PART B – THE AMENDMENT", consisting of the following text constitutes Amendment No.1 to the Township of Pelee Official Plan.

2. Details of the Amendment

The Township of Pelee Official Plan is amended by adding the following text at the end of Section 8 - Implementation:

"8.13 COMMUNITY IMPROVEMENT

8.13.1 Introduction

There is a need to maintain and rehabilitate the physical environment within the Township of Pelee. The Township is committed to ongoing improvement efforts where deficiencies exist.

Council may pass a By-law designating a Community Improvement Project Area in accordance with the provisions of the *Planning Act*. The boundary of the Community Improvement Project Area may be the whole of the Township of Pelee, or any part thereof.

The Township may develop a comprehensive program for the preservation, rehabilitation, reuse and redevelopment of an area through the preparation of one or more Community Improvement Plans.

Community improvement activities are intended to improve the existing physical landscape through municipally-driven or incentive-based programs. Tools are available to the Township through the *Planning Act* and the *Municipal Act* to stimulate community improvement, rehabilitation and revitalization. This can be accomplished through the preparation of a Community Improvement Plan within a designated project area. Areas worthy of preservation and enhancement would benefit from a detailed plan which outlines a program for community improvements.

8.13.2 Objectives

The objectives for community improvement areas are as follows:

- a) To support the Goal of the Official Plan;
- b) To further enhance Pelee Island as a place to live, and to bolster community pride among Township residents;

- c) To preserve the viability of the hamlet areas as the primary commercial, civic and cultural focus of the Township.
- d) To enhance the Township's ability to accommodate development, redevelopment and economic growth and to foster a climate favourable to private investment;
- e) To strengthen the existing commercial base and to encourage the establishment of further commercial uses and the maintenance of property;
- f) To improve existing municipal hard services and social and recreational facilities to acceptable service standards without placing undue burden on the Township's financial resources;
- g) To preserve and protect, without placing undue burden to the Township's financial resources, man-made or natural features of the community that Council considers to be important community assets;
- h) To improve the physical appearance and environmental condition of the community;
- i) To promote cultural and tourism development; and
- j) To promote energy efficiency.

8.13.3 Policies

In determining the location of a Community Improvement Project Area and preparation of a Community Improvement Plan, one or more of the following conditions may exist:

- a) Buildings, structures, and / or properties which are of heritage or architectural significance in need of preservation, restoration, repair, rehabilitation or redevelopment;
- b) Built or natural heritage resources in need of preservation or renewal
- c) Non-conforming or incompatible land uses or activities;
- d) Deficiencies in physical infrastructure or community facilities and services,
- e) An inadequate mix of housing types, including affordable housing;
- f) Known or perceived environmental contamination (i.e. brownfields);
- g) Poor visual quality, including streetscape and design;
- h) High commercial or industrial vacancy rates;
- i) Improvement needed to energy efficiency and/or renewable energy efficiency;
- j) Other relevant social, economic, or environmental reasons, and / or
- k) Demonstrated interest in community improvement from residents and taxpayers of the area.

The following are the highest general priorities for the phasing of community improvement activities:

- a) Improve the business community in the Hamlet areas to protect their viability as a location for business.
- b) Developing hard and soft municipal services for areas in need of development or redevelopment.

Some of the methods which Council may choose to achieve community improvement objectives are as follows:

- a) Establish a special committee of Council to prepare and oversee the implementation of community improvements in accordance with the Planning Act.
- b) Take advantage of senior government programs that are available to assist municipal community improvement projects.
- c) Support the provisions of the Township's Maintenance and Occupancy Standards By-law.
- d) Acquire land utilizing any assistance available through senior government programs.
- e) Encourage the redevelopment or rehabilitation of privately-owned properties in need of improvement, and utilize any available senior government programs to assist property owners in their efforts.
- f) Dispose of municipally-owned land to private sector investors who will develop projects that Council believes will be important assets to the community.
- g) Support and assist the Economic Development Advisory Committee (EDAC) in its efforts to improve the viability of the Township as a location for business.
- h) Support the preservation of properties that Council determines to be historically significant.

8.14 MAINTENANCE AND OCCUPANCY STANDARDS

Since the improvement and maintenance of all property are essential for a healthy community environment, the Township will pursue programs that will aid in the prevention of property neglect and aid in property maintenance.

In order to conserve, sustain, and protect existing and future development within the Township, Council may pass a By-law, to establish minimum standards for the maintenance and occupancy of all property and associated buildings and open areas within the Township. Property owners whose property does not conform to standards in the By-law will be required to repair and maintain such properties in accordance with those minimum standards.

The By-law may establish minimum standards for property maintenance and occupancy as they relate to:

- a) the physical condition of yards and passageways;
- b) pest prevention;
- c) garbage disposal;
- d) general cleanliness of buildings;
- e) keeping lands free from rubbish, debris, weeds, abandoned or used vehicles, trailers, boats, machinery, and mechanical equipment or material;
- f) the adequacy of sanitation including drainage and garbage problems;

g) the safety of buildings and the physical condition of all structures with particular regard to the following:

- structural standards;
- lights and ventilation;
- condition of stairs;
- interior walls, ceilings and floors;
- toilet facilities;
- condition of chimneys;
- heating systems;
- electrical service;
- access."